

**Redevelopment Plan For
Block 266, Lots 7.04, 7.05,
7.06 and 7.07, City Of Millville
Cumberland County, NJ**

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Prepared by the City of Millville Commission, in conjunction with the New Jersey Department of Community Affairs, Local Planning Services (2017 Land Use Plan Element); Sarah E. Birdsall, PP, AICP and Maley & Associates, P.C.

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I. Introduction

The project area ("Project Area") will encompass Block 266, Lots 7.04, 7.05, 7.06 and 7.07 within the City of Millville. The Project Area consists of four lots located centrally between the south and north on the city's eastern border with Vineland which have been designated as a Non-Condemnation Redevelopment Area by the City Commission. Route 55 runs directly to the west of the Project Area, but there is no direct exit/entrance to that limited access highway. The closest exit from Route 55 is nearly one mile north and west through local streets.

The Project Area lots are located on Village Drive which is accessible from both North Wade Boulevard on the east and from Glasstown Road through the Wheaton Arts and Cultural Center driveway from the west. Access to the Project Area lots is constrained by a variety of circumstances. The approach from the west involves entering the Wheaton Center driveway, traveling around the driveway circle and exiting onto Village Drive. On the east side of the Project Area, the approach from either the north or south requires utilizing the North Wade Blvd Extension. This is the far northern end of North and South Wade Boulevard which winds its way along the eastern edge of Millville and terminates at Wheaton Avenue on the north and Orange Street south of the downtown. There is no direct approach to the Project Area from the east because of the limited access highway running North-South on the east.

The four lots together comprise about 12 acres (12.67 according to ModIV tax records and 11.78 according to State GIS parcel mapping). Lot 7.06 is approximately 3-1/3 acres and developed almost entirely with a 2-story, approximately 100 room, motel with swimming pool and adjacent parking. Approximately 20% of the southern portion of the site is artificial lake and wooded wetland.

Lot 7.05 is about 2.5 acres and its southern section is also partly lake and wooded wetland. Lot 7.05 is adjacent to the Wheaton Arts and Cultural Center both by road and walkway through a lightly wooded area. This lot consists of a deteriorating parking lot for approximately 90 vehicles and an abandoned single-story restaurant/banquet hall of approximately 16,000 square feet.

On the north side of Village Drive, Lot 7.04, in the same ownership as Lot 7.05, is cleared and partially paved, but, otherwise, undeveloped. The paving is in poor condition. Lot 7.07 is also undeveloped but is forested. There appears to be an easement across the middle of the lot to allow driveway access from North Wade Boulevard to the adjacent Millville Child and Family Center that houses the City's pre-school program.

In order to address the conditions in the Project Area and stimulate private investment, the City Commission has determined that the appropriate course of action to prevent underutilization and further deterioration of the Project Area is to redevelop and rehabilitate the Project Area in accordance with the Local Redevelopment and Housing Law (N.J.S.A. 40A:12A-1 et seq.) ("LRHL"). The Project Area is isolated due to its location within the City. While close to Route 55, it is not near an exit and the limited access highway blocks the Project Area's eastern access. The Wheaton Arts Center wraps around the Project Area to the west and south and the Board of

Education's Child Family Center is located to the north, effectively insulating the Project Area from the rest of the City and from straightforward vehicular access. Adoption and implementation of this Redevelopment Plan will take advantage of the possibilities of synergy inherent in two of the four lots. The issue of the location of the Project Area is important because the isolated location creates an obstacle to practicable and efficient planning for the area. The Study Area stands a better prospect for economic utility with a unified plan for the four lots.

The combination of isolation, vacant lots, and zoning designations which are contrary to the land use patterns all create a synergy which is undermining the Project Area's economic potential thereby providing justification for a declaration of the Project Area as a Non-Condensation Area in Need of Redevelopment under the requirements of N.J.S.A 40A:12A-5, as amended. The Commissioners adopted Resolution No. ____-2017 on September, 2017 declaring the Project Area a Non-Condensation Area in Need of Rehabilitation.

Millville will benefit from the designation of the Project Area as a Non-Condensation Area in Need of Redevelopment and adoption of this Redevelopment Plan as they will promote the improvement of commercial structures and associated infrastructure. This Redevelopment Plan, in conjunction with the recently adopted City Wide Redevelopment Plan and 2017 Land Use Plan Element of the Master Plan, will serve to coordinate appropriate development for the improvement of the economy and public welfare in the City.

This Redevelopment Plan shall supersede the underlying zoning within the Project Area to the extent set forth herein.

II. Designation of Area and Plan Development

A. Designation of the Non-Condensation Redevelopment Area

The City Commission, pursuant to N.J.S.A. 40A:12A-7, has prepared this Redevelopment Plan for the Project Area within the City of Millville which will support the rehabilitation and redevelopment of the Project Area, and thereby the City. The design and implementation of this Plan is in accordance with Resolution No. ____-2017 adopted on September ____, 2017 and N.J.S.A. 40A:12A-1 et. seq., whereby, the City Mayor and Commission of the City of Millville, declared the Project Area within the City of Millville as a "Non-Condensation Area in Need of Redevelopment."

B. Redevelopment Plan Preparation Process

A redevelopment plan must be prepared and adopted by ordinance prior to undertaking any rehabilitation or redevelopment project in all or a portion of an area in need of redevelopment or rehabilitation. This process, which is consistent with applicable state statutes, was followed by the City in the preparation of this Redevelopment Plan.

III. Statutory Requirements of Redevelopment Plan

Pursuant to the LRHL, a redevelopment plan shall include an outline for the planning, development, rehabilitation or redevelopment of the area sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population and improved traffic and public transportation, public utilities, recreational and community facilities and other public improvements.
2. Proposed land uses and building requirements in the Project Area.
3. Adequate provision for the temporary and permanent relocation, as necessary, of residents in the Project Area, including an estimate of the extent to which decent, safe and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the Project Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to:
 - the Master Plans of contiguous municipalities;
 - the Master Plan of the County in which the municipality is located;
 - the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act" PL 1985, C398 (C52:18A-196 et al.); and
 - the local ordinances and master plan.
6. A housing inventory of all affordable housing units to be removed as a result of implementation of the plan; and
7. A plan for replacement of any affordable housing removed pursuant to the Redevelopment Plan.

IV. Description of Project Area

This Redevelopment Plan is applicable to the following parcels:

Block 266, Lots 7.04, 7.05, 7.06 and 7.07 within the City of Millville

The Project Area is identified on the Project Area Map found in Appendix A.

A. Project Area Context

On September ___, 2017, the Project Area, Block 266, Lots 7.04, 7.05, 7.06 and 7.07 within the City of Millville, was declared a Non-Condemnation Area in need of Redevelopment via Resolution No. ___-2017 of the City of Millville.

B. Existing Land Use

The Project Area encompasses Block 266, Lots 7.04, 7.05, 7.06 and 7.07 within the City of Millville. Three of the lots in the Project Area (7.04, 7.05 and 7.06) are presently zoned as B-5 or 'Tourism' Zoning District with the sole principal use permitted in this zone being Planned Development devoted to tourism. The largest lot, 7.07, is zoned B-4, the 'General Business' Zoning District. The permitted and conditional uses for this zone, which are numerous and diverse, lend themselves to a large commercial area which experiences heavy traffic. However, given the isolation of the Project Area, such uses are unlikely to be viable.

V. Statement of Goals and Objectives

The City seeks to alleviate the conditions found in this Redevelopment Area and support use of property in the Redevelopment Area in a manner which will serve the public health, safety and welfare of the community and the region by eliminating those conditions that cause the area to be considered "in need of redevelopment". To achieve this overall goal, the following goals and objectives have been established:

1. The primary goal of this Redevelopment Plan is to eliminate those conditions that cause the area to be considered an "area in need of redevelopment", such as structures that are substandard, dilapidated, vacant, or exert an adverse influence on the area. In addition, the combination of isolation, vacant lots, and zoning designations which are contrary to the land use patterns all create a synergy which is undermining the Project Area's economic potential.
2. The stimulation of private investment in the Redevelopment Area by assembling sites and assisting as necessary and appropriate to support such rehabilitation and redevelopment.
3. The making available of the full range of benefits and inducements for the Project Area, including, federal, state, county and local government funding.
4. Foster public-private partnerships to accomplish revitalization of the Redevelopment Area in a manner that best serves the needs of the community, strengthens the local economy and attracts residents to the area and contributes to the continuing vitality of Millville.

VI. Proposed Land Uses and Building Requirements

The existing use, bulk, design and performance standards, and all other standards, as currently set forth in the City Zoning and Land Development Ordinances, and as adopted in the future, shall apply to the Project Area as except as set forth herein.

Additional Permitted Uses*:

- 1) Assisted Living Residences

- 2) Adult Medical Daycare
- 3) Rehabilitation Services

*Each of these additional permitted uses may be located within the same building and/or on the same development lot.

Bulk Standards for the additional permitted uses listed herein:

Minimum Lot Area: 5 acres (may combine area of separate lots for a single development project)

Minimum Lot Frontage: 200'**

Minimum Lot Depth: 400'**

Minimum Building Setbacks:

Front yard – 40'***

Side yard - 40'***

Rear yard - 30'***

Maximum Building Height: 50'

Maximum Lot Coverage: 75%

Parking Requirement:

0.3 per room within Assisted Living Facility (ie. 154 rooms x 0.3 = 47 spaces)

Employee spaces – 6 spaces per 24 employees

1 space per 6 clients within Adult Medical Daycare Facility – (ie. 85 client capacity = 14 spaces)

ADA Handicapped Required Spaces – 6, van accessible

Buffer Requirement:

1. Parking area landscaping and screenings. All parking lots and loading areas fronting public streets or sidewalks, and all parking and loading areas shall provide:
 - (a) A landscaped area of at least five feet wide along the public street or sidewalk, unless pre-existing conditions prohibit;
 - (b) Screening at least three feet in height and not less than fifty-percent opaque; and
 - (c) One tree for each 25 lineal feet of parking lot frontage.
2. Parking area interior landscaping. The corners of parking lots, islands and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include a combination of vegetation and architectural features such as decorative pavement, benches, informational kiosks or bicycle parking.

NOTES:

*Each of these additional permitted uses may be located within the same building and/or on the same development lot.

** Projects developed on corner lots shall have two (2) lot frontages and no lot depth requirement

***Projects developed on corner lots shall have two (2) front yards and two (2) side yards and no rear yard requirement

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development Ordinances and all other ordinances and regulations of the City of Millville not contravened in this Redevelopment Plan as permitted by N.J.S.A. 40A:12A-7(a)(2). Development of the above noted additional permitted uses shall be substantially consistent with the Redevelopment Site Plan set forth in Appendix B.

VII. Affordable Housing

The City does not anticipate the removal of any Uniform Housing Affordability controlled housing units within the Project Area due to the implementation of this Redevelopment Plan. Because it is anticipated that no affordable housing units are to be removed due to the implementation of this Redevelopment Plan, no affordable housing units are anticipated to be replaced.

The provision of affordable housing within the Project Area, where applicable, shall be addressed in accordance with the City's Housing Element and Fair Share Plan, and, if applicable, in accordance with any redevelopment agreement entered into between a redeveloper and the Redevelopment Entity.

VIII. Property Acquisition

The Project Area is a Non-Condemnation Redevelopment Area and therefore, pursuant to the LRHL, property acquisition by eminent domain is not authorized.

IX. Relocation of Displaced Residents

The City does not anticipate the displacement of any residents due to the implementation of this Redevelopment Plan.

X. Relationship of the Redevelopment Plan to Other Plans

A. Relationship to Master Plans of Contiguous Municipalities

The City of Millville is contiguous to seven municipalities. Deerfield, Fairfield, Lawrence, and Downe are rural, agriculturally based communities. Commercial Township and Maurice River Township, both on Millville's southern border, straddle the Maurice River from Millville south to the Delaware Bay. They, too, are rural, agricultural and marine industry based communities. None of these communities' Master Plans anticipate development which would be in conflict with Millville's Land Use Plan or this Redevelopment Plan.

The City of Vineland lies to Millville's northeast. With a population of over 60,000, Vineland is the largest and most urban community in the Cumberland County. Millville and Vineland share a Regional Center Designation under the State Development and Redevelopment Plan with the Route 47 corridor acting as its spine. Millville and Vineland function as the urban core for the surrounding rural communities and development and redevelopment in these two cities will also benefit the regional area.

No land use conflicts are anticipated with any of the contiguous municipalities in that this Redevelopment Plan merely adopts the underlying zoning within the City. Therefore, it is anticipated that this Redevelopment Plan will not conflict with the Master Plans of the municipalities listed above.

B. Relationship to Cumberland County Planning

All municipalities, with the exception of Millville and Vineland, collaborated on the Western/Southern Cumberland Region Strategic Plan (2005) which formulated a future growth strategy for those municipalities. The plan recommends strategies to protect natural, historic, and cultural resources; balance agricultural preservation with continued rural development; strengthen the local economy; and improve transportation, housing, and community facilities and services. There are no conflicts in this Redevelopment Plan with the growth strategy of the W/SCRSP.

The Cumberland County Farmland Preservation Plan, adopted by the Cumberland County Agriculture Development Board in 2009, sets the goals, policies, and priorities for the County's Farmland Preservation Program. Cumberland County is the State's highest ranking agricultural producing County due in large part to its ideal soil conditions and its location within the Kirkwood-Cohansey aquifer system, a large aquifer consisting of clay, sand, and fine to coarse grain size quartz. The agricultural industry is almost evenly divided between vegetable crops and nursery/sod acreage. As stated above, Millville acts as a regional supply center for much of the farming in the area through its farm supply and service businesses as well as two food processing plants. In addition, Millville's new Land Use Plan calls for continued preservation of the City's western agricultural areas. In summary, this Redevelopment Plan is consistent with overall Cumberland County planning. Therefore, no conflict with the County Plan is anticipated.

C. Relationship to State Development and Redevelopment Plan

The City's 2005 Master Plan contains a section entitled, "Consistency with other Planning Documents", which describes in detail its relationship with the 2001 State Development and Redevelopment Plan (SDRP) and Policy Map. Since that time, the 2001 SDRP and Policy Map has not kept pace with the development and land use patterns found in Millville today. Although the SDRP can still provide smart growth policy guidance for Millville, the planning areas are not completely congruent to the existing development or the future land use considerations set forth in the 2017 Land Use Plan Element ("LUPE") for Millville. The LUPE recommends that the City work with the New Jersey Office of Planning Advocacy as updates to the SDRP and Policy Map occur in the future. This Redevelopment Plan adopts the recommendations of the LUPE with regard to the SDRP.

XI. Relationship of Redevelopment Plan to Municipal Development Regulations and City Master Plan

The Project Area encompasses Block 266, Lots 7.04, 7.05, 7.06, which have the Tourism zoning classification, along with Block 266, Lot 7.07 which has the General Business zoning classification. All of the underlying requirements of the Zoning and Land Development Ordinances of the City of Millville, as adopted, shall apply to the Project Area except as set forth herein.

This Redevelopment Plan is consistent with the 2017 LUPE, which updates the 2005 City Master Plan. This Plan complies with the following objectives of the LUPE and Master Plan in that it:

1. Provides a blueprint for the City to accommodate a variety of land uses and densities in the appropriate locations while maintaining a balance between development and land conservation.
2. Directs large-scale, higher density development towards the Downtown Business District and other already developed areas of the City that are served or are logical for sewer extensions.
3. Encourages economic development and investment by attracting businesses and retailers to the Downtown Business District, commercial corridors and industrial centers.
4. Utilizes data to create land use categories and boundaries that avoid potential use conflicts.
5. Presents a clear purpose, intent and vision for the Project Area.
6. Establishes user-friendly land use regulations to reduce the need for reoccurring variances and code violations.

Not only is this Redevelopment Plan consistent with the LUPE and 2005 Master Plan's goals identified above, it is also designed to effectuate them. This Redevelopment Plan furthers the goals set forth in the LUPE and Master Plan by seeking to remove confusing development designations and revise regulations that will encourage the rehabilitation and redevelopment of the Project Area. It is anticipated that this Redevelopment Plan will help revitalize the blighted Project Area and foster its coordinated development in a manner that allows for and encourages appropriate economic development.

XII. Proposed Redevelopment Actions

A. Redevelopment Authority

The City's governing body shall act as the redevelopment entity pursuant to N.J.S.A. 40A:12A-4(c) for purposes of implementing and carrying out this Redevelopment Plan. In doing so, the City's Mayor and Commission shall have the powers set forth in N.J.S.A. 40A:12A-15 and 40A:12A-22, and all other relevant statutes and regulations to effectuate all their duties and responsibilities in the execution and implementation of this Redevelopment Plan.

B. Redevelopment Agreement

Pursuant to N.J.S.A. 40A:12A-8, the City may select one or more redevelopers for the implementation of one or more development projects within the Project Area as it deems necessary. Any development or construction within the Project Area shall be undertaken in accordance with a contractual Redevelopment Agreement between the Borough and a municipally designated redeveloper. All Redevelopment Agreements shall comport with the requirements of N.J.S.A. 40A:12A-9 and this Redevelopment Plan.

XIII. Obligations of the Redeveloper

All property within the Project Area must be developed in accordance with the requirements of this Redevelopment Plan, the City of Millville Zoning and Land Development Ordinances and the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.) Any private Redeveloper(s) (an entity wishing to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq.) will be required to contact the Redevelopment Entity to present its proposal and shall enter into a contractual Redevelopment Agreement with the Redevelopment Entity prior to grant of final approvals by the Millville Planning Board.

XIV. Deviations From Provisions Of Approved Redevelopment Plan

Pursuant to N.J.S.A. 40A:12A-13, all applications for development pursuant to this Plan shall be submitted to the municipal planning board for its review and approval in accordance with the requirements for review and approval of subdivisions and site plans as set forth by ordinance adopted pursuant to the Municipal Land Use Law.

All applications requiring relief or deviations from this Plan or other City development ordinances shall be governed by the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq. Except as provided herein, nothing herein shall prevent the appropriate Board from exercising its jurisdiction to grant variances from this Redevelopment plan pursuant to the Municipal Land Use Law.

No deviations shall be granted that result in any of the following effects or conditions:

- A. Allowing a use not specifically permitted within the Project Area;
- B. Exceeding the maximum building coverage permitted;
- C. Exceeding the maximum building or structure height as measured in feet and/or stories.

D. Deviating from the phasing plan for public improvements or other contractual obligations of a redeveloper to the City acting as the Redevelopment Entity.

For Projects where a private Redeveloper wishes to avail itself of the opportunities set forth in N.J.S.A. 40A:12A-1 et seq., execution of a Redevelopment Agreement with the City of Millville shall be a precondition to the grant of final approval of any land use application for a Redevelopment Project within the Project Area. For all such Redevelopment Projects, no permits for development shall be issued unless a copy of a fully executed Redevelopment Agreement with the City of Millville has been submitted.

XV. Duration of Redevelopment Plan Restrictions

This Redevelopment Plan and any modifications thereof shall be in force and effect for a period of twenty (20) years from the date of adoption.

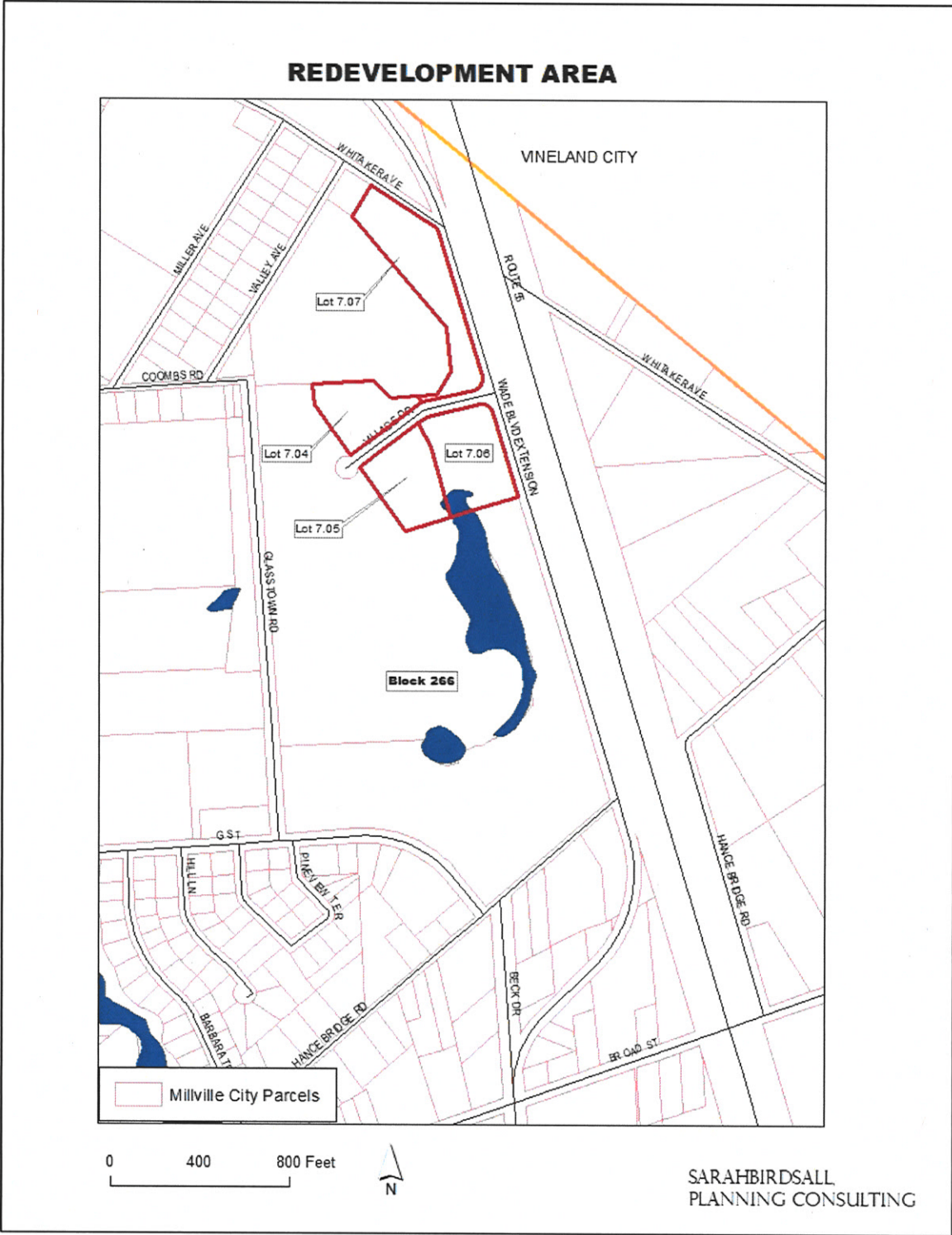
The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, sex, religion, color, age, national origin or ancestry.

XVI. Amendments to Approved Redevelopment Plan

This Redevelopment Plan may be amended from time to time in accordance with the provisions of the LRHL, as may be amended.

APPENDIX A

PROJECT AREA MAP



APPENDIX B
REDEVELOPMENT AREA SITE PLAN



NOTES:
1. (*)=PROJECTS DEVELOPED ON CORNER LOTS SHALL HAVE TWO LOT FRONTS AND NO LOT DEPTH REQUIREMENT.
2. (**)=PROJECTS DEVELOPED ON CORNER LOTS SHALL HAVE TWO FRONT YARDS AND TWO SIDE YARDS AND NO REAR YARD REQUIREMENT.

NOTES:

1. (•)
2. (••)